

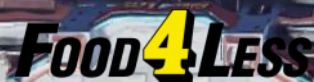
NEW DEVELOPMENT / GRADING STARTING

NEC of Euclid Ave. and Naranja Street, San Diego, CA

HIGHLIGHTS:

- ◇ Located in the heart of San Diego
- ◇ Busy corner located next to the 2nd busiest trolley stop
- ◇ Severely under retail area
- ◇ Many dense office & residential projects underway

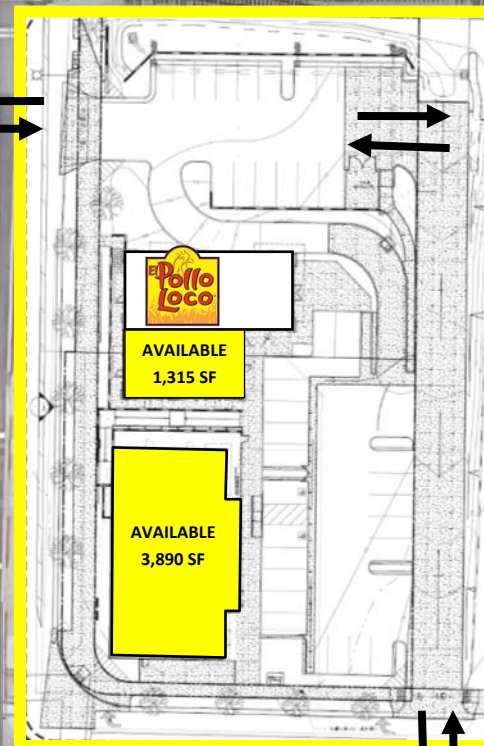
2nd Busiest Trolley Stop in the Region



WELLS FARGO

EUCLID AVENUE

20,075 CARS PER DAY



NARANJA STREET

NOT TO SCALE

For more information about this property, please contact:

Austin Dias, MSRE

(619) 269-6077

Austin@DuhsCommercial.com

CA License: 01888482

Craig Duhs

(619) 491-0612

Craig@DuhsCommercial.com

CA License: 01086079



COMMERCIAL

BROKERAGE • INVESTMENT • DEVELOPMENT



NEW DEVELOPMENT / GRADING STARTING

NEC of Euclid Ave. and Naranja Street, San Diego, CA



WEST ELEVATION

SCALE = 3/32"=1'-0"

For more information about this property, please contact:

Austin Dias, MSRE

(619) 269-6077

Austin@DuhsCommercial.com

CA License: 01888482

Craig Duhs

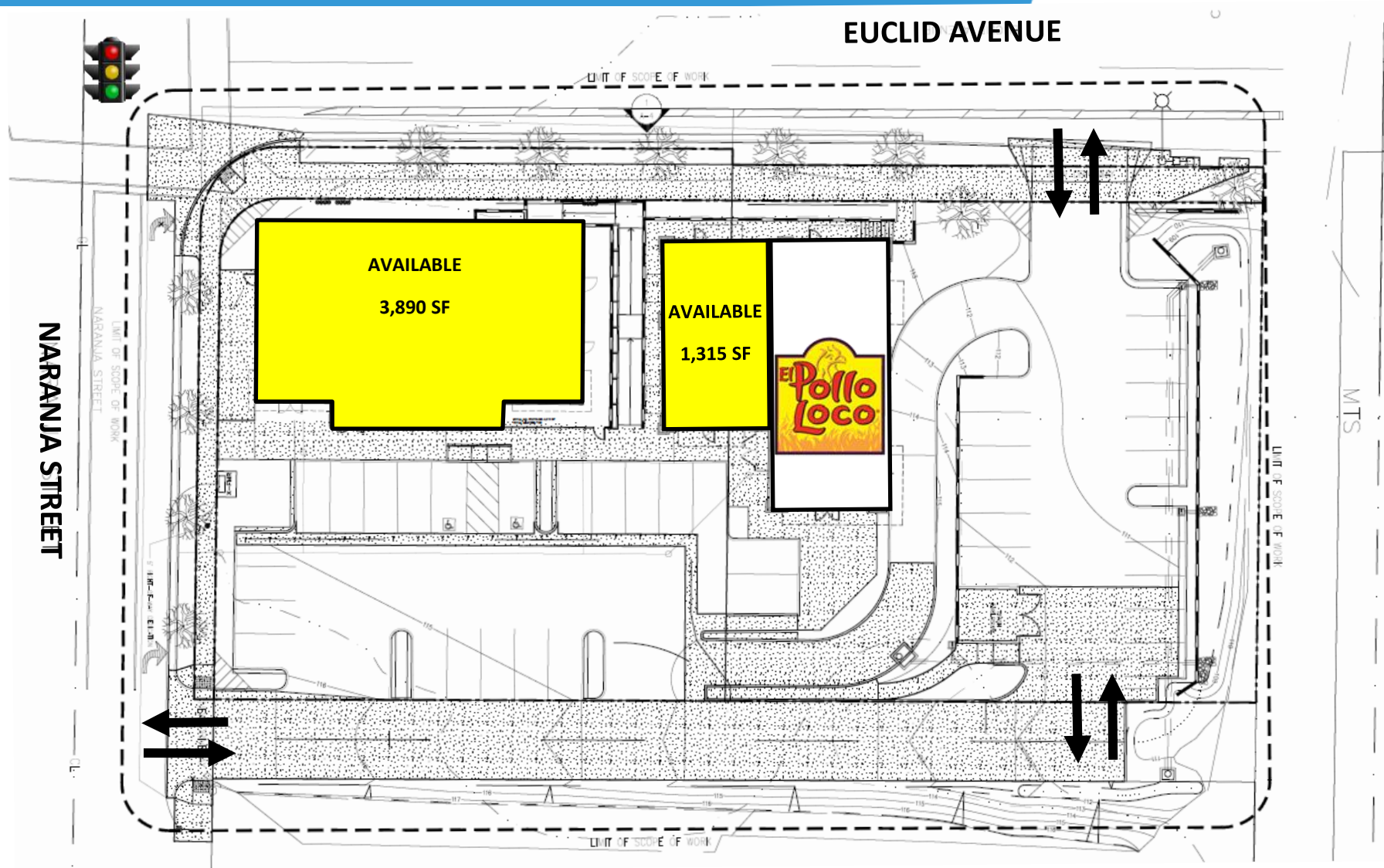
(619) 491-0612

Craig@DuhsCommercial.com

CA License: 01086079



SITE PLAN



Austin Dias, MSRE
(619) 269-6077
Austin@DuhsCommercial.com
CA License: 01888482

Craig Duhs
(619) 491-0612
Craig@DuhsCommercial.com
CA License: 01086079

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



AERIAL



For more information about this property, please contact:

Austin Dias, MSRE
(619) 269-6077

Austin@DuhsCommercial.com
CA License: 01888482

Craig Duhs
(619) 491-0612

Craig@DuhsCommercial.com
CA License: 01086079



COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

AERIAL



For more information about this property, please contact:

Austin Dias, MSRE
(619) 269-6077
Austin@DuhsCommercial.com
CA License: 01888482

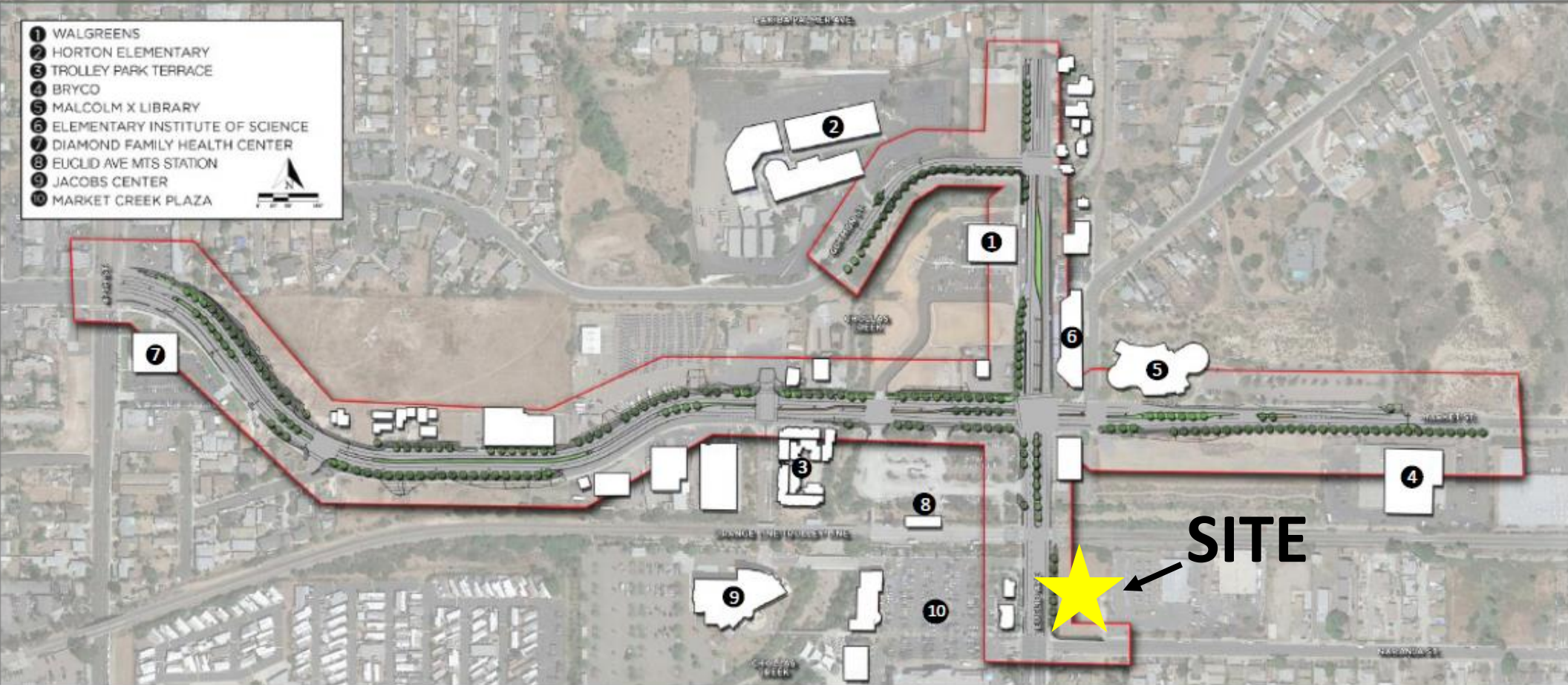
Craig Duhs
(619) 491-0612
Craig@DuhsCommercial.com
CA License: 01086079

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



COMPLETE STREETS INFRASTRUCTURE PROJECT

- 1 WALGREENS
- 2 HORTON ELEMENTARY
- 3 TROLLEY PARK TERRACE
- 4 BRYCO
- 5 MALCOLM X LIBRARY
- 6 ELEMENTARY INSTITUTE OF SCIENCE
- 7 DIAMOND FAMILY HEALTH CENTER
- 8 EUCLID AVE MTS STATION
- 9 JACOBS CENTER
- 10 MARKET CREEK PLAZA



- Wider landscaped sidewalks
- New landscaped medians
- New street lights and cycle tracks
- Stormwater treatment improvements

For more information about this property, please contact:

Austin Dias, MSRE
(619) 269-6077

Austin@DuhsCommercial.com
CA License: 01888482

Craig Duhs

(619) 491-0612

Craig@DuhsCommercial.com
CA License: 01086079



AREA DENSIFICATION PLANS



For more information about this property, please contact:

Austin Dias, MSRE
(619) 269-6077
Austin@DuhsCommercial.com
CA License: 01888482

Craig Duhs
(619) 491-0612
Craig@DuhsCommercial.com
CA License: 01086079

DEMOGRAPHICS

NEC of Euclid Avenue and Naranja Street | San Diego, CA



POPULATION

1 MILE

3 MILES

5 MILES

2020

31,215

267,443

644,897

POPULATION PROJECTION (2025)

31,715

271,390

657,252



HOUSEHOLDS

2020

8,063

71,998

218,822



AVERAGE HH INCOME

2020

\$62,049

\$69,697

\$77,975



TRAFFIC COUNT

EUCLID & NARANJA: 20,075 ADT (2016)

For more information about this property, please contact:

Austin Dias, MSRE

(619) 269-6077

Austin@DuhsCommercial.com

CA License: 01888482

Craig Duhs

(619) 491-0612

Craig@DuhsCommercial.com

CA License: 01086079



COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com